



5 Penn Street, Newcastle Upon Tyne NE4 7BG

**TO LET**

Due to Relocation - Trade Counter Unit  
with Offices

**7,310 Sq Ft  
(679 Sq M)**



## DESCRIPTION

A semi-detached light industrial/warehouse unit of steel portal frame construction with brick and profile sheet clad elevations under a dual pitched profile sheet clad roof. It has a minimum eaves height of 3.2m rising to 4.1m at the apex. Attached is a two storey office block under a flat roof, the ground floor of which provides a trade counter area. Externally there is a tarmac forecourt providing staff and customer parking which is secured by a steel palisade fence. The unit is accessed by two roller shutter loading doors.

- ✓ **679.08 sq m (7,310 sq ft)**
- ✓ **Established trade area**
- ✓ **Off Scotswood Road**
- ✓ **1.25 miles from the city centre**



## LOCATION

The property is located on Penn Street off Dunn Street which is accessed via Scotswood Road approximately 1.25 miles south west of Newcastle City Centre. It is in the heart of a trade area with nearby occupiers including Howdens, Tool Station, Plumbase and Auto Windscreens.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Industrial/Warehouse	4,994	464
Ground Floor Office/Trade Counter	1,171	109
First Floor Offices	1,145	106
<b>Total</b>	<b>7,310</b>	<b>679</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

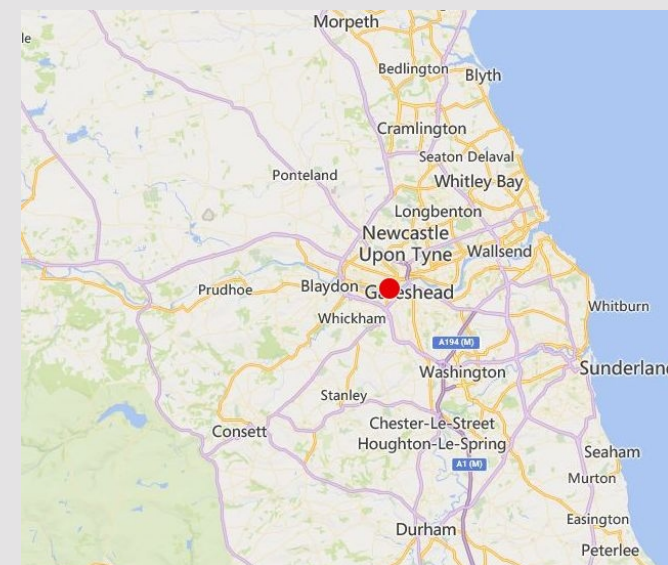
## BUSINESS RATES

Warehouse & Premises - RV £31,750

## TERMS

Available on a new full repairing and insuring lease at a rent of £49,000 per annum.

EPC C-69.



**lsh.co.uk**

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 24-Oct-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Mr Andrew Wright  
0191 338 8320  
[awright@lsh.co.uk](mailto:awright@lsh.co.uk)